



City of Seattle

PLAN REVIEW NO. 73684

SUPPLEMENTS PLAN REVIEW NO. 72389

July 21, 2020

Seattle Permits & Planning LLC
21004 44th Drive NE
Arlington, WA 98223

ATTN: Julie LeDoux (206) 459-2364

RE: **ARCHITECTURAL SUBMITTAL**
Residence
11348 23rd Avenue NE
SDCI A/P No.: 6761539

Occupancy Type: N/A
Construction Type: N/A
No. Of Stories: 2

Owner/Lessee: RAR Properties LLC

SCOPE OF PLAN REVIEW

Review of new two-story single family dwelling designed to the Seattle Residential Code.

REFERENCES

2015 Seattle Fire Code (SFC)
Seattle Fire Department Administrative Rules

SUBMITTAL NOT APPROVED

The items below must be addressed to complete the review. Please revise drawings and provide new information as necessary. Resubmit revised documents through the Department of Construction and Inspections.

See previous plan review letter 72389. The following issues remain outstanding:

1. The fire flow available at this site is unknown as there are no tested fire hydrants in the vicinity of this project. The minimum required fire flow for this building is 1750 gpm @ 20 psi residual pressure pursuant to SFC Section 507.3 and Appendix B105.1. The required fire flow is based on 4177 SF of VB construction.

The options for mitigating this issue are:

- a. Obtain fire hydrant flow or modeling information for an existing fire hydrant proximate to the site that does meet the minimum fire flow and pressure requirements. The hydrant flow test or modeling shall be performed by Seattle Public Utilities (SPU). Include this information in the revised submittal documents. Note that if the flow test does not meet the minimum requirements, automatic sprinklers as noted below will be required.
Also see comment #2 which may require a sprinkler system to mitigate access distance regardless of the fire flow results.
- b. Provide automatic sprinklers in the dwelling unit pursuant to SFC Appendix B105.1. The systems may be designed and installed per NFPA 13D standards. The fire hydrant flow test noted above is not required.

The comments below include specific requirements for the sprinkler system. Revise the first sheet of the drawings to indicate that a NFPA 13D fire sprinkler system will be installed.

Submit shop drawings for the fire protection systems through the Department of Construction and Inspections for approval prior to installation.

OK

2. Fire apparatus access from the street to the most remote point on the exterior wall of the building exceeds 150 feet pursuant to SFC Sections 102.5 and 503.1.1. The options for mitigating this issue are:
 - a. Provide information on the drawings that shows that the common access easement qualifies as a legitimate fire apparatus access road to within 150 feet of the furthest point of the new buildings pursuant to SFC Section 503 and Appendix D. These specifications include, but are not limited to:
 - i. Minimum clear paved width of 20 feet pursuant to SFC Section 503.2.1. This includes the curb cut and driveway.
 - ii. Minimum vertical clearance of 14 feet from all obstructions including overhead lines pursuant to SFC Section 503.2.1.
 - iii. Minimum inside turning radii of 25 feet and outside turning radii of 50 feet pursuant to SFC Section 503.2.4.

- iv. Construction of road pursuant to SFC Section 503.2.3 and Appendix D102.1. This should be a detail that completely specifies surface and base.

Note that surface must be capable of supporting a 75,000 pound apparatus (modified HS-20 loading) and it must be "all-weather". Asphalt or concrete with an appropriately designed base will meet these requirements. It is possible that some type of pervious pavements will meet the loading requirements. However these are typically proprietary products and it will need to be demonstrated that they are adequate. Grasscrete and similar pavers that allow grass to grow through have historically not been approved by the Fire Department due to slickness and maintenance issues with the grass.

- v. Maximum 10% grade pursuant to SFC Section D103.1.
- vi. Means of turnaround for roads exceeding 150 feet in length pursuant to SFC Section D103.3. If the fire apparatus access road is only required for a length of 150 feet or less to provide access from that point to all exterior walls of the building within 150 feet, the road must comply only for the length of the required access and a turnaround is not required.

If the common access easement will constitute a legitimate fire apparatus access road, this shall be clearly and explicitly noted on the revised drawings together with the relevant details and specifications.

- b. Provide automatic sprinklers in the dwelling unit pursuant to SFC Section 503.1.1 Exception 1.1. The system may be designed and installed per NFPA 13D standards. This will allow an increase in the access distance to 375 feet.

If this alternate is chosen, revise the first sheet of the drawings to indicate that a 13D fire sprinkler system will be installed.

Outstanding

- 3. Post building address so it is visible from the street pursuant to SFC Section 505.

Outstanding

- 4. Show location of solar panels with dimensions from roof edges and ridge. See SFD Client Assistance Memo 5124 noted in comment #5. Note that these requirements do

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not apply to houses with an automatic sprinkler system pursuant to SFC Section 605.11.1.2.

Outstanding – Revise solar zone to provide 18 inches clearance from ridge pursuant to SFC Section 605.11.1.2 Exception #5.

Please contact me at (206) 386-1193 or daniel.sully@seattle.gov if there are any questions or comments.

Daniel P. Sully, P.E., S.E.
Fire Protection Engineer